

The Semaphore

A Publication of the TELEGRAPH HILL DWELLERS

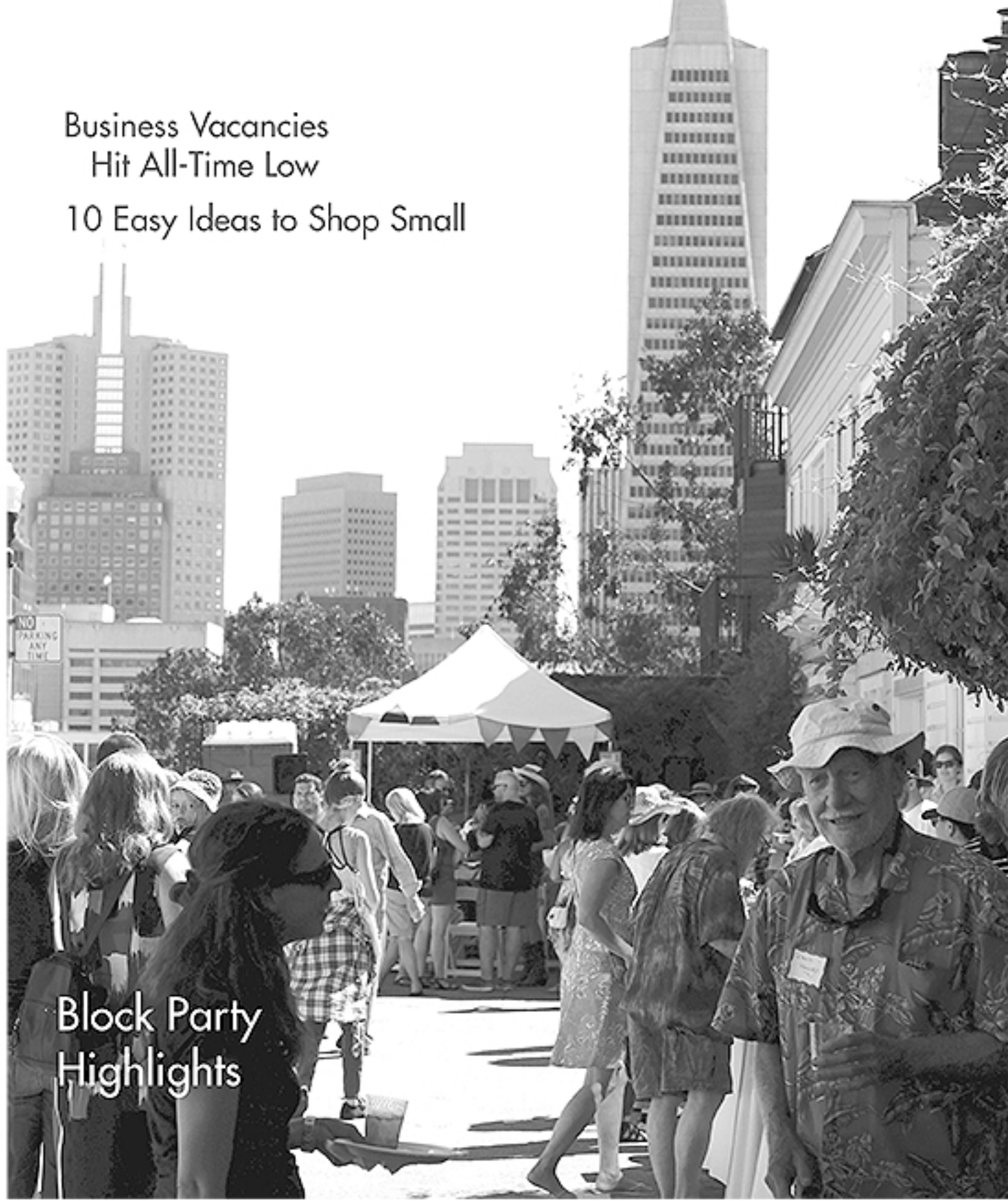
Issue 211

Fall 2015

Business Vacancies
Hit All-Time Low

10 Easy Ideas to Shop Small

Block Party
Highlights



BEAT ERA TREASURE FINDS A NEW PAD

By Art Peterson

Now there's another reason for neighbors to visit Al's Attire on Grant Avenue other than to acquire some of the classiest togs in town. The store is presently home to a wondrous peripatetic artifact from the North Beach past: a mural executed by Kaffe Fassett depicting denizens of the Old Spaghetti Factory nesting at their native habitat.

The Spaghetti Factory—which had, in fact, once been a spaghetti factory—was opened by Freddie Kuh in 1955, and had close to a thirty-year run at 478 Green, the site of the now closed Bocce Café. The location became ground zero for certified beatniks and other naysayers of the Eisenhower years. (The site was said to be the unofficial headquarters of Adlai Stevenson's 1956 Presidential campaign.) Kuh was a passionate collector of kitschy Victoriana that he combined with brightly painted chairs hung from the ceiling, a unique décor that somehow did not catch on with the Architectural Digest set.

Fassett's approach to creating the mural was also one of a kind. When regulars would stop by he would sketch them, then fit their images into appropriate places in his composition. The artist wasn't doing this work for free, exactly. As part of the deal, he secured from Kuh a promise that he would be able to dine for a lifetime on what was generally agreed to be some of the world's worst spaghetti. Fassett was able to dodge any potential attack on his digestive system when, within a year after completing the mural, he moved to England where he became a renowned textile designer, the first to have a show at London's Victoria and Albert Museum.

The mural, however, remained as a reminder of the cultural mix that brought together poets, artists (the well-known artist's model Flo Allen posed here in her unclothed working uniform), and a menagerie of North Beach vagabonds and boulevardiers including Millie the longtime purveyor of sweets and polaroids at North Beach watering holes. No one knows exactly when the mural left The Old Spaghetti Factory, but we do know when it was rediscovered. In 1984, Mal Sharpe, leader of the Big Money in Jazz Band, and his wife, the playwright Sandra Sharpe, were browsing in a Berkeley antique shop when the owner pulled out a piece he thought Mal and Sandra might be interested in: The Spaghetti Factory Mural. Irrationality took over. Mal had always been enamored of North Beach and Sandra had lived right around the corner from the restaurant.

The couple bought the work even though they had no place for it in their home. "It was the strangest thing we've ever done," said Mal. And the price tag? A whopping \$3,000. But it wasn't as if the Sharpes had gone completely bonkers. At the time, Mal and his band were performing at Enrico's, the legendary Broadway hostelry. Mal arranged with Mark McLeod, the manager

of Enrico's, to give the mural a home at the restaurant. But Mal wasn't going to turn the work over without some compensation. Like Fassett before them, Mal and Sandra exhorted a promise of free meals, an arrangement that, with the help of the Sharpe's dinner partying friends, left them close to breaking even when Enrico's closed in 2006.

The mural is very large, eight square feet consisting of two four-foot panels and has been a challenge to move and adequately house. When they moved it from Berkeley to North Beach, the Sharpes called on their friend, documentary filmmaker William Farley, to record the undertaking. Fortunately, that wasn't the end of Farley's involvement. When the work arrived, the Sharpes had a big party at the San Francisco Art Institute for which many of the subjects in the piece emerged to tell their stories. Farley filmed the event. Later he suggested putting footage together in a film. The Sharpes agreed and Mal, Sandra, and Farley conducted further interviews, added great period photos by Jerry Stoll, and a driving jazz score, producing "The Old Spaghetti Factory"—perhaps the best document available of a beautiful and lost time in our neighborhood's history.

When Enrico's closed down, the mural was again in trouble. It seemed to have no place to go. The Beat Museum on Broadway housed it for a while, but as a more permanent home was elusive, Mal ended up storing it at an apartment above the Savoy Tivoli where it remained until about six years ago. Then, David Wright, the owner of the much lamented Café Divine at Stockton and Union, offered to take on the piece. He mounted it above "Millie's Table" where the real Mille would occasionally hold court. But alas, when Café Divine closed down several months ago, the mural was again in limbo. What now? The Sharpes needed to find an appropriate location where the oversized work would fit. Lawrence Ferlingetti, the owner of City Lights Books and the unof-



A somewhat older Zoe Inman visits Al Ribaya

PHOTOS BY ART PETERSON

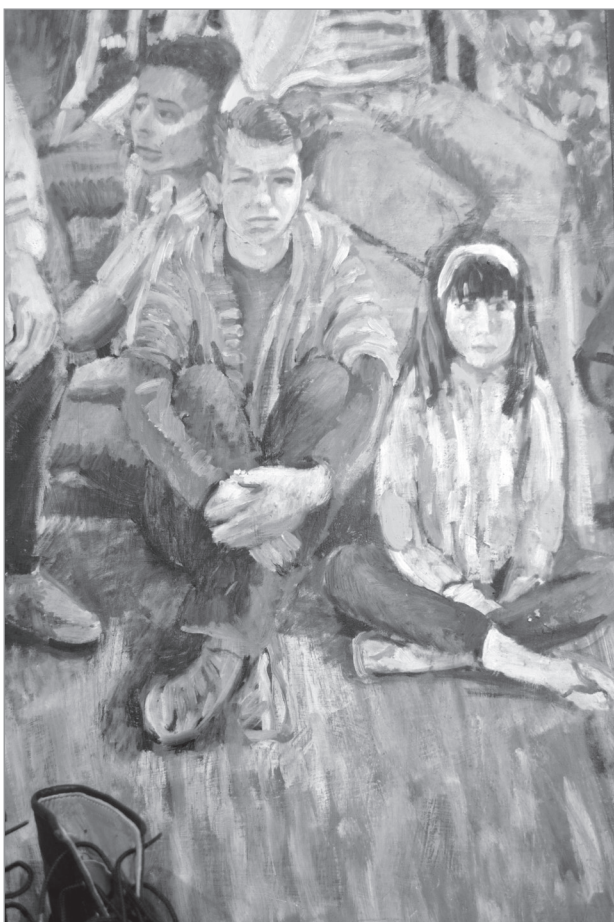
ficial mayor of North Beach, very much wanted the piece at his establishment. "We tried to find a place for it there," said Mal, "But the only location where it would work would have meant chopping off Millie. We considered it, but we just couldn't do it."

Then Mal had the idea of approaching Al Ribaya at Al's Attire who was very much up for the installation at his place. "It fits right in with our ambiance," Al said. But the location may only be temporary. "In retail there is always a shortage of shelf space," Al mused. Meanwhile, there is a rumor being bruited about that the work could be going back home. The new owner of what was once the Bocce Café will be opening a restaurant to be named Barbary Coast and he has expressed an interest in the mural. Sandra is not necessarily adverse to the idea. "Maybe it'll be worth a few more meals," she says.

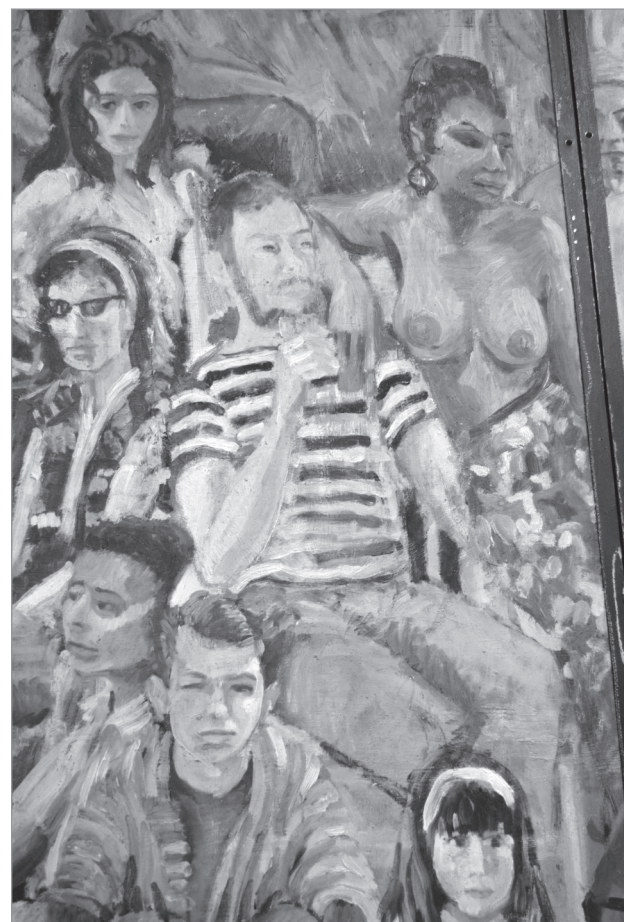
To purchase "The Old Spaghetti Factory" video contact Mal Sharpe at Malsharpe@gmail.com



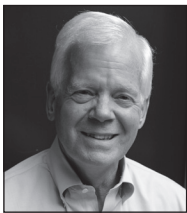
Millie sells her wares



Zoe Inman in the prepubescent years



Freddie Kuh holds court



PRESIDENT'S CORNER

By Stan Hayes
stan.hayes@thd.org

Well, here it is: my second column. A lot has happened since our last issue, every day bringing something new. I thought you might be interested in some highlights of what THD has been doing, which you can find more details on as you read through this issue.

We built community on the Hill with another terrific Annual Block Party, with sun, music, food, and plenty of laughing, together with nearly 300 of our oldest and newest Hill best friends.

We told THD's story at our booth at the North Beach Festival, meeting, talking, and listening to dozens of festival-goers.

We served the Hill, with THD members on the Coalition of San Francisco Neighborhoods, the Northeast Waterfront Advisory Group, the SWL 322-1 Working Group (concerning affordable housing), and SFPD Central Station's Community Police Advisory Board.

We encouraged community-based efforts to reduce crime on the Hill, joining with other neighborhood

groups at SFPD Central Station's National Night.

We enabled THD members to go to the San Francisco Symphony's All San Francisco Neighborhood Concert, arranging, obtaining, and distributing to THD members at cost as many tickets as we could get (I hope you were one of the lucky ones!).

We completed, with the North Beach Business Association, a major survey of businesses in North Beach, updating previous THD surveys of 1986, 1999, and 2007. Results, among which show storefront vacancies are the lowest in nearly thirty years, provide a key updated resource for informed City decision-making about North Beach zoning.

We responded on behalf of local residents who rely on neighborhood-serving businesses to oppose Board of Supervisors upzoning that would cause further loss of such businesses by proliferating their conversion to tourist-serving restaurants and bars.

We advocated on behalf of local small businesses, opposing efforts to weaken formula retail controls against large chain stores in North Beach.

We worked on behalf of Hill residents struggling with spiralling housing costs, joining with others in offering amendments to protect tenant rights in proposed legislation legalizing District 3 accessory dwelling units (ADUs), sometimes known as in-law units. We strongly urged further community outreach before final Board of Supervisors action.

We remembered and celebrated the traditions of

the Hill, holding a memorial on the one-year anniversary of the loss of Herb Kosovitz, with many of his friends gathering at Jack Early Park to share memories.

We advocated on behalf of the public to require the Port to enforce measures to guarantee public accessibility to open space near the Justin Herman cruise terminal.

We worked on behalf of Hill residents to preserve WPA-era light fixtures on Montgomery Street and Calhoun Place, opposing efforts to replace them. Retaining a historic lighting expert, THD developed and confirmed the effectiveness of a means to preserve the lights, reduce their energy use dramatically, and at major cost savings to the City. We are continuing our efforts with the SFPUC to save the historic fixtures and retain the quality of their light.

We advocated on behalf of Hill residents who rely on the 39-Coit Muni bus service to ensure that Coit Tower access roads remain free of frustrating, street-clogging traffic jams that once nearly shut down those roads on weekends.

We helped to ensure the preservation and repair of a historic drinking fountain at Coit Tower.

Whew... And, these are just *some* of the things that keep all of us busy on your behalf.

Let me know how you think we're doing. What we're doing well, what we need to do better, or what you wished we were doing.

You can reach me any time by email.



IT WAS A HOT ONE! BLOCK PARTY HIGHLIGHTS

By Karen Cartales

"It was great to meet my neighbors." "Such good food and I love the band!" "We're glad we walked [to Calhoun Terrace] despite the heat!" "My favorite is the cold specialty cocktail." "Thanks for inviting me. This is so fun!"

This is a sampling of what I heard from guests on Sunday, September 20, 2015 from 2:00 to 5:00 pm. We couldn't have asked for better responses or turnout for the Telegraph Hill Dwellers 3rd Annual Block Party! Nearly 300 people attended throughout the

day, over 500 drinks were poured, 19 local businesses contributed in-kind, 7 community members donated as sponsors, and 7 entertainers performed with everything converging on a 93 degree day.

From 10:00 am to 6:00 pm I heard, "Where does this go?" "We need more ice!" "Who's picking up the pizza?" "I'm trying my best to get people to use the recycling bins." "Ugh, I'm dripping." "Now what should we do?" And so on...

Between 15 volunteers who focused on serving food and drink, 15 board members who rotated through sta-

tions, and 17 additional neighbors who helped with a long list of tasks, we pulled the party together. Half of these 47 people also helped with setup and tear down (Thank you!). I'd like to thank superstars Patrick Rylee and Merle Goldstone who dedicated many hours over five months, Mike Madrid for his poster design, and Jen Haeusser and Marilee Gaffney for their nonstop energy and help.

We've sprinkled several photos throughout this issue and have a nice pictorial spread in the center (Thanks Julie Jaycox!). A sincere thank you to everyone who participated.



Karen and Patrick

PHOTO BY JULIE JAYCOX

Wow, our local sponsors rock!

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PAUL WEBBER

LOLA
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Merle and Officer Alvarez

PHOTO BY MARIANNA MAXWELL

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MAKING IT PERSONAL THIS HOLIDAY SEASON

By Karen Cartales

Small businesses and the way they shape and serve our community are part of why our neighborhood is uniquely wonderful. Our shops and restaurants add a vibrancy that's recognized in how we



Block Party 2015

PHOTO BY MARIANNA MAXWELL

talk—and boast about—our beloved neighborhood. We have an opportunity, and perhaps a personal obligation to one another, to keep our local businesses healthy and here. This holiday season, help our community thrive, and shop small!

We can join the nation on Saturday, November 28, 2015 for the 6th annual “Small Business Saturday” shopping day. The Saturday after Thanksgiving has become *the day* to support small businesses across America. But, there is no need to limit ourselves to just one day where we live. We're fortunate to have many small businesses to choose from that are only steps away, making it a win for you, a win for those on your list, a win for small business owners, and a win for the entire community. So, make it personal and skip mass-market and practice “my-market” shopping to help keep our neighborhood wonderfully unique.

10 EASY IDEAS TO SHOP SMALL AND MAKE IT PERSONAL

1. Reconnect with friends and invite them to coffee, brunch, a drink, or dinner in the neighborhood. No time? Pick up a gift certificate and make a resolution to get together in the New Year.
2. It's impossible *not* to find something “for the person who has everything.” There's original, local artwork for inside, outside, or *on* you in almost every medium imaginable!
3. Reward yourself for getting *up to* the holidays. Naughty or nice, you deserve that new outfit, new style, or color that's been top-of-mind.



4. Have fun with surprising co-workers or loved ones with a unique food item or small gift from the neighborhood. There's no better return on investment than seeing their smile.

5. When's the last time you hiked up to Coit Tower, sought out Jack Early Park, or strolled through Washington Square Park?

Taking a break outdoors is good for the soul, and so are the snacks you can pick up for everyone, and every pet, along the way.

6. North Beach is a one-stop-small-shop for selecting holiday cards, printing that annual letter you enclose, and getting everything in the mail. It's easy!
7. I'd be remiss if I didn't include the idea of gifting someone a membership to Telegraph Hill Dwellers (at THD.org) or buying handmade parrot stirricks in December (available only in limited quantities).
8. Vintage or new, bestsellers or beatnik classics, sparkling jewels or foliage in bloom, limit your travel to a few blocks and discover one-of-a-kind treasures.
9. Drop an unexpected thank you note to your favorite and loyal service providers: stylists, manicurists, laundry cleaners, small grocers, bakers, mail carriers, our police and fire departments, the Recology crew, restaurant delivery drivers, the small business employee or owner...whoever you appreciate!
10. Lastly, say hello to your neighbors who are shopping small, before, after, and, during “Small Business Saturday” on November 28, 2015. Thank you for practicing Shop Small and making it personal for everyone.



D3 SUPERVISOR REPORT

By Julie Christensen
Supervisor, District 3

Dear Telegraph Hill Dwellers,
Let's start with the good news. The Joe DiMaggio Playground should be completed shortly after this edition of *The Semaphore* arrives. After sixteen years of hard work the park is suddenly experiencing daily transformations that will create, along with the new library and the renovated pool and clubhouse that encircle it, a vibrant core for our community. If you haven't already reserved a commemorative tile at the park or need to acquire an additional one, there will be one more round available after the fall opening. Get yours at DiMaggioPlayground.org. Hope to see you there on opening day.

More good news. Our district is getting a scrubbing. How did our streets and sidewalks get so dirty? The lack of good, soaking rains over the last four years hasn't helped. Public Works has been hard at it—they pick up seven tons of trash in the City *each day*—but more is obviously needed. We've scheduled special street cleaning passes in the nearly half of the district that does not have regular mechanical street sweeping. Public Works has been steam cleaning bus stops, clearing out drains, and even hand sweeping some areas. Neighborhood cleanup parties are proliferating. (Thank you!) We've had trashcans added, especially along heavily-used corridors. We're increasing graffiti abatement efforts. But a reminder, keeping sidewalks clean is the legal responsibility of the adjacent property owner.

Some of the other major news is not so bright. The increase in auto burglaries in the district—up 78% from last year—is troubling and unacceptable. The shooting that occurred in August on Lombard at Jones, while having no apparent direct link to the burglaries, underscored the need to reverse this trend and dispel any sense that the northeast neighborhoods are easy prey.

Step one is prevention. Roughly 90% of auto break-ins involve rental or out-of-town cars, most with items such as purses, backpacks, and cameras left in view. We are stepping up programs with the rental car companies,

garages, hotels, and tour companies to remind visitors to stow items out of site or, better, leave them behind. Police Chief Suhr and Captains Lazar and McEachern are stepping up surveillance and apprehension efforts and elevating auto burglaries as a department issue. We are pressing the District Attorney's office for their help in prosecuting repeat and serious offenders. The goal is to get the crime numbers down—way down. Another reminder, don't leave valuables in your car and report suspicious activity to police.

The other troubling statistic is the rise in the number of homeless people in D3. One theory is that construction at Mission Bay, the Bayview, the Transbay Terminal, and Doyle Drive has dispersed a large number of homeless encampments. The annual count this summer showed the number of individuals in the district up by 27% and many of the people we are seeing are older, ill, and mentally impaired. In the short term, we are working with the Department of Public Health, the police, and local nonprofit service providers in making extra efforts to connect individuals with services and benefits. In the long term, the City's policies and methods need adjustment, again, in response to the changes we are seeing.

In the meantime, the smaller items keep rolling in. It appears we can re-lamp and rewire the historic street-

lights on Telegraph Hill with no visual impact to the lights. The fence around the parking lot at Pioneer Park will be (discreetly) extended to discourage erosion-causing clambering on the hillside and facilitate further replanting. A number of pedestrian safety projects are underway.

All in a day's work.



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PLANNING & ZONING REPORT

By Nancy Shanahan
Co-chair, Planning & Zoning Committee
pz@thd.org

In 1987, almost three decades ago, the City adopted zoning tailored to over 20 individual neighborhood commercial areas, including North Beach. THD played a significant role in helping to craft the North Beach Neighborhood Commercial District (NBNCD)¹ to ensure that our cherished business area would remain economically vital and retain its character, with an appropriate balance between neighborhood- and visitor-serving concerns. As stated in the preamble to the ordinance: “Special controls are necessary because an over-concentration of food and beverage service establishments limits neighborhood-serving retail sales and personal services in an area that needs them to thrive as a neighborhood.”

Longitudinal surveys of the retail spaces within the boundaries of the NBNCD were conducted by THD in 1986, 1999, 2007, and now again in the summer of 2015, tracing trends and changes in the mix of business types and surveying commercial vacancies.

With our survey data in hand, THD has championed legislation to ban chain stores (2005), halt the proliferation of banks and ground-floor offices into North Beach (1986), and stem loss of small-scale storefronts by preventing mergers of two or more small spaces into large ones (1999). Amendments supported jointly by THD and the local business community added controls in 2008 to limit new bars and restaurants from taking over the remaining retail spaces to preserve a healthy balance and mix of businesses in order to protect residential livability. We are pleased to share the results of our latest survey and to identify new challenges to our commercial district.

The NBNCD boundaries encompass most of the commercial establishments north of Broadway (which is its own separate commercial district) including those located on Columbus, Grant, Powell, Green, Union, Vallejo and Stockton.

Background

In 1999, THD conducted a survey to document the composition of businesses in the district, and determine how the mix had changed over the first decade of the commercial district controls. We uncovered a similar survey stashed away in THD’s archives, which THD completed in 1986. The 1986 survey

¹ The ordinance governing the NBNCD is found in Sec. 722 of the San Francisco Planning Code.

included a photograph of each business and information about it. This early THD effort helped facilitate the Board of Supervisors’ enactment of the NBNCD ordinance in 1987. While acknowledging that “North Beach’s eating, drinking and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists,” the 1987 controls were intended to stem the loss of ground floor neighborhood-serving stores by limiting additional eating and drinking, entertainment, bank, and office uses. The ordinance also encouraged small-scale businesses by permitting certain types of uses that provide neighborhood-serving retail sales and services (such as hardware stores, grocery stores, shoe stores, stationery stores, clothing stores, to name a few), prohibiting others (such as large fast food restaurants, new banks, adult entertainment, and any use size 4,000 square feet and above) and requiring conditional use (CU) authorization² from the Planning Commission for certain other uses (among these are restaurants and bars, other entertainment uses, late night hours, offices, liquor stores, tourist hotels, and use size between 2,000 and 3,999 square feet). When CU authorization is required, the Planning Commission must find at a public hearing that the use and/or size of the use are “necessary or desirable for, and compatible with, the neighborhood or the community.” The Planning Commission is also required to find that such use or feature “will provide a development that is in conformity with the stated purpose of the applicable Use District.”

1999 Survey Results

To update the survey in 1999, members of THD’s Planning & Zoning Committee surveyed the 417 businesses within the NBNCD boundaries. Committee members also scanned all of the photos from the 1986 survey and re-photographed each of the same storefronts in 1999. The results of the 1999 survey and neighborhood efforts around that time to keep Starbucks, Rite Aid, and Chevy’s Fuzios by the City from locating in North Beach led to the enactment in 2005 of additional controls prohibiting chain stores or “formula retail” (defined as any business having at least 11 similar establishments anywhere in the United States³). The 1999

² Conditional use authorizations are governed by Sec. 303 of the San Francisco Planning Code.

³ The definition of formula retail was revised in 2014 to mean any business having at least 11 similar establishments anywhere in the world. See also the article in the Summer 2015 issue of *The Semaphore* on “Basic Chain-Store Regulations Left in Place, Some Controls Tightened.”

survey also revealed that many spaces had been merged into larger ones. With the survey results in hand, then Supervisor Mark Leno sponsored legislation to limit the size of businesses that could move in without CU authorization in an effort to keep and attract more small-scale neighborhood-serving businesses of the type that would maintain the character of North Beach and balance the types of retail uses in the area.

2007 Survey Results

THD updated the survey again in 2007, twenty years after the enactment of the NBNCD controls, to see what kind of changes had occurred since 1999. The good news was that vacancies had decreased and storefront consolidations had slowed. The bad news was that original CU controls failed to stem the rate of Planning Commission approvals for new restaurants and bars in spaces previously occupied by neighborhood-serving businesses. Of approximately 68 conditional use applications filed for new restaurants and bars between 1987 and 2006, the Planning Commission approved 91% of them. The result was revealed by THD’s 2007 survey. Restaurants and bars had increased overall by 34% between 1986 and 2007, occupying almost 40% of all North Beach storefronts, almost double the amount recommended by the San Francisco General Plan for a healthy mix of businesses in the City’s neighborhood commercial districts. The survey revealed an acceleration of this trend in that restaurants and bars on Grant Street had increased overall by 82% since 1986, primarily due to a 100% increase in restaurants.

The survey confirmed that once a restaurant occupies a retail space, the necessary upgrades in plumbing, wiring, and remodeling necessary to support a restaurant use virtually guarantee that the landlord will charge substantially higher rents for the space overtime and, as a result, the space is unlikely to ever be used again for a non-restaurant retail or service use.

The 2007 survey results led directly to amendments to the Planning Code in 2008 to help rebalance our North Beach business district between the ever-growing ranks of bars and restaurants and the businesses that serve the everyday needs of our residential community.

The 2008 legislation, sponsored by then Supervisor Aaron Peskin, prohibited new bars and restaurants from occupying commercial spaces that were last occupied by a “Basic Neighborhood Sales or Service” (a new definition that included hardware stores, grocery stores, shoe stores, stationery stores, clothing stores, personal services, bakeries, confectioneries, to name a few), while allowing unlimited use of all commercial spaces currently being occupied by or last occupied by restaurants or bars.

2015 Survey Results

Almost three decades after the enactment of the first NBNCD controls, in cooperation with the North Beach Business Association (NBBA), THD updated the survey this summer. Most significantly, the results show that the 2008 amendments worked as intended. Not only is the number of vacancies lower than at any time surveyed, but the number of neighborhood-serving sales and services remained constant until 2013 when sweeping changes to the Planning Code were made. Below are our findings and recommendations.

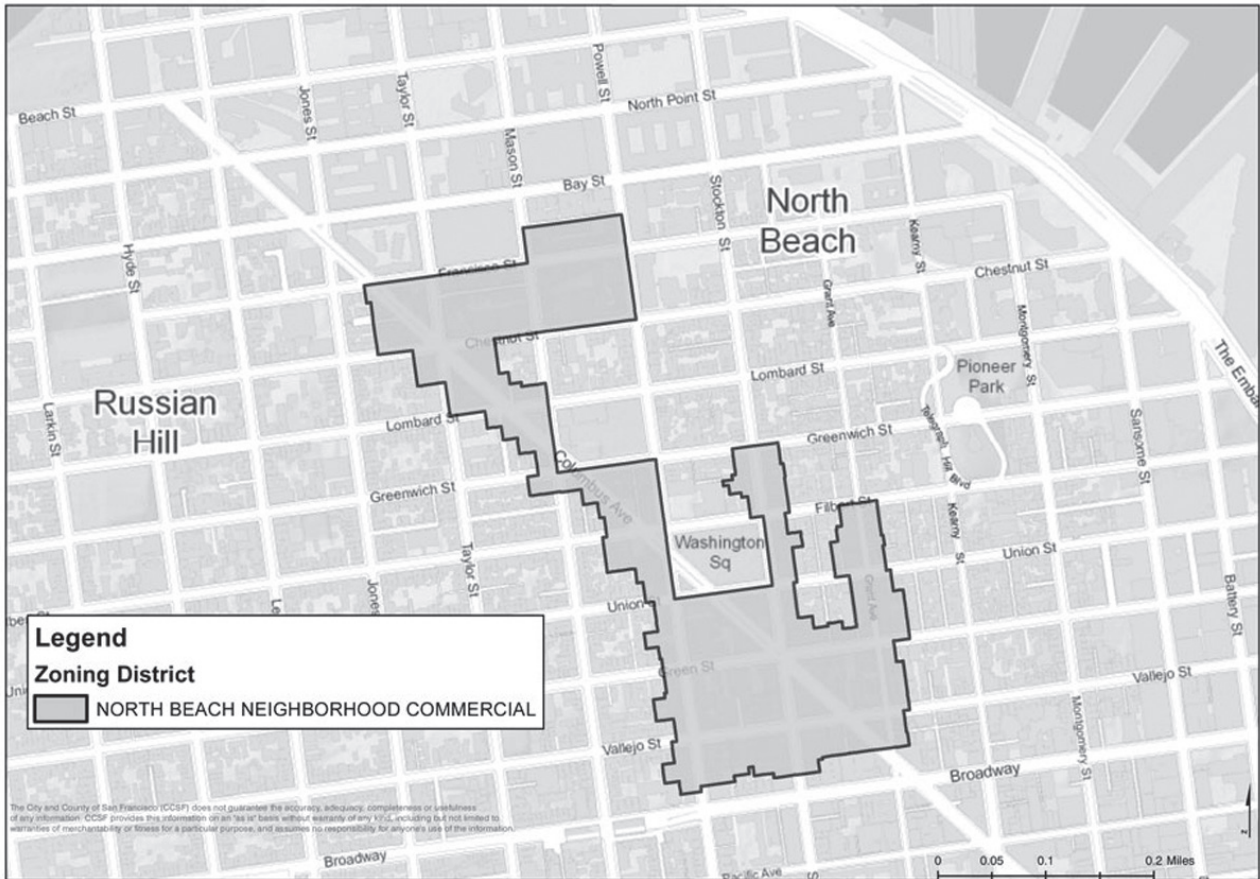
Vacancies Decreased Dramatically

The number of storefront vacancies in the NBNCD is lower than it has been in nearly thirty years, with almost 70% percent fewer vacancies in 2015 than there were in 1986, the year before legislation to establish and protect the NBNCD first went into effect.

From 1986 to 1999, vacant storefronts decreased from 45 to 38 (mostly after the Embarcadero Freeway was closed in 1989). Vacancies continued to decrease between 1999 and 2007, to 31 vacant storefronts. Today there are only 15 vacant storefronts in the

continued on page 5

North Beach Neighborhood Commercial District



ACCESSORY DWELLING UNITS IN DISTRICT 3

By Nancy Shanahan
Co-chair, Planning & Zoning Committee

On September 8, 2015, the Board of Supervisors approved legislation sponsored by District 3 Supervisor Christensen authorizing the construction of accessory dwelling units (ADUs), also known as secondary or in-law units, on all lots within the boundaries of District 3.

What is an ADU?

An ADU is a residential unit added to an exist-



Sherry, Joe and their “Beater Champ” help with the party

PHOTO BY JULIE JAYCOX

ing building or lot using uninhabited spaces within a lot, whether a garage, storage, rear yard, or an attic. ADUs are generally subordinate to the other residential units due to their smaller size, location, location of the entrance, low ceiling heights, less light exposure, and so forth. They are entirely independent from the primary unit or units, with independent kitchen, bathroom, sleeping facilities, and access to the street; however, they may share laundry facilities, yards, and other traditional types of common spaces with the primary unit(s).

What the New District 3 ADU Ordinance Provides

- ADUs can only be built within the existing building envelope, as it was three years prior to application of the ADU building permit, and cannot use space from an existing unit.
- ADUs are exempt from Planning Code requirements such as rear yard, open space, partial exposure, and parking.
- ADUs are exempt from density limits. Buildings with four units or less are permitted to have one ADU and buildings with five units or more are per-

- mitted to have an *unlimited* number of ADUs.
- Construction of ADUs in buildings undergoing seismic retrofitting is exempt from public notice requirements where the building is being raised up to three feet. Such construction is also exempt from obtaining a variance even if an already noncomplying structure is being expanded.
- ADUs will be subject to rent control only if units within the existing building are subject to rent control.
- All ground floor retail spaces in District 3 Neighborhood Commercial Districts can be replaced by ADUs.

ADUs: An Infill Housing Strategy

Adding ADUs within existing, older housing stock is an infill strategy to create more housing in areas of the city that are already builtout without changing the neighborhood character, increasing building heights, or altering the built form. Because of their size, location, and physical constraints, ADUs are believed to be a way to provide new housing units that are typically “affordable by design” without public subsidies.

Issues Not Addressed by the New District 3 ADU Ordinance

While supporting the concept of ADUs is a potentially effective tool for creating long-term relatively

continued on page 8

Planning & Zoning *continued from page 4*

NBNCD, representing less than 6% of all existing storefronts.

New businesses are replacing the former tenants in at least seven storefronts that may appear vacant, including 704 Columbus (to open as Rialto-Mercato, a specialty grocery store), 1314 Grant (leased to Un Fil A La Pate, a new French bakery), 1318 Grant (leased to DIP, a new limited restaurant), 1534 Grant (to reopen as a new gallery and retail store), 622 Green (under construction for a new brew pub), 478 Green (being transformed into a new restaurant and bar to be called The Barbary Coast) and 625-29 Vallejo (leased for a second Mama’s restaurant/shop).

There are a number of storefronts that, while not vacant, detract from the vibrancy of the commercial streetscape. These include at least five that are being used as storage or as “invisible” expansions of adjacent businesses. In addition, the storefront at 1556 Grant that long ago housed Victor’s Restaurant has been vacant by choice of its owner since before the NBNCD was first enacted in 1986. At least 17 former ground floor retail spaces have been converted to residential use, including nine such conversions since 2008. Additional ground floor retail spaces may be converted to dwelling units pursuant to the recently enacted legislation authorizing accessory dwelling units to replace commercial storefronts in the district. [See article “Accessory Dwelling Units In District 3.”]

The Loss of Retail Stores to Restaurants and Bars has Slowed

The results of our 2015 survey show that the 2008 legislation worked well to preserve the remaining neighborhood-serving storefronts, while encouraging new restaurants to quickly fill vacated restaurant spaces. In other words, the proportion of restaurants to the total number of retail establishments within the NBNCD has remained constant since 2008. However, the concentration of eating and drinking uses on upper Grant

and Columbus is still greater than 73%, which exceeds the threshold for eating and drinking uses set by the Planning Code that “such concentration should not exceed 25% of the total commercial frontage” within 300 feet.⁴

THD’s longitudinal surveys have shown that many restaurants in North Beach have come and gone. Between 2008 and 2015, alone, approximately 30 existing restaurant spaces were vacated and replaced by new ones. Some spaces saw two or three different restaurants during this period. Does anyone remember Joey’s and Eddie’s or Citizen Thai and the Monkey? In spite of this large turnover, no new restaurant or bar filled a space previously occupied by a basic neighborhood sale or service use until 2013, when sweeping amendments to the Planning Code sponsored by Supervisor Wiener allowed “Limited-Restaurants”⁵ to replace them upon a CU authorization from the Planning Commission. Following the enactment of these amendments, two new limited restaurants were approved for spaces formerly occupied by basic neighborhood sales or services in North Beach. By the Planning Department’s calculations, the limited restaurant approved by the Planning Commission at 1318 Grant increased the concentration of eating and drinking uses within 300 linear feet of this storefront to 74.2%, way in excess of the 25% threshold set by the Planning Code.

Pending Legislation to Allow More Restaurants and Liquor Licenses in North Beach

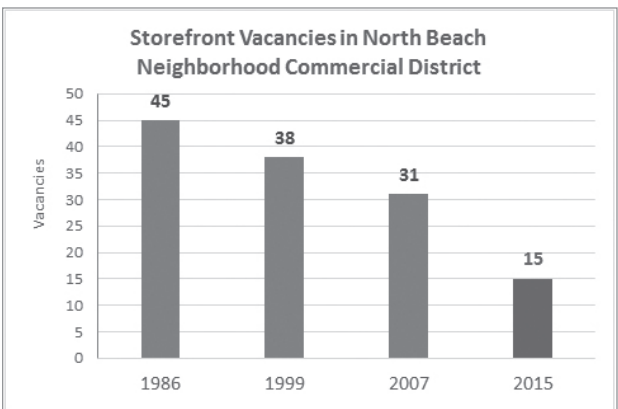
Within the NBNCD today, there are 138 eating and/or drinking establishments occupying almost 40% of all our storefronts as was also true in 2007. These include approximately 80 restaurants with on-site liquor licenses, 16 bars, 33 Limited-Restaurants, and nine specialty foods stores (which may or may not fit into the new definition of a Limited-Restaurant). This already-large number has caused many to wonder if more eating and drinking establishments are needed in North Beach.

In addition to Supervisor Wiener’s amendments, Supervisor Christensen has introduced legislation to

make it easier to increase the number of restaurants in North Beach by allowing every Limited-Restaurant to apply for a CU to convert to full restaurant use and thereby qualify to obtain a liquor license. As a result, the Wiener amendments and legislation introduced by Christensen, together, could result in the conversion of many of the remaining non-restaurant retail uses to restaurant uses in North Beach. The predominant arguments in favor of allowing such conversions to restaurant use, with accompanying liquor licenses, are several: that no business can survive in North Beach today without revenue from alcohol sales to pay the rents; to level the playing field so that all businesses will have an opportunity to benefit from alcohol sales; and that, as an inevitable result of internet shopping and competition with big box retail stores, neighborhood-serving businesses are not viable and can no longer survive.

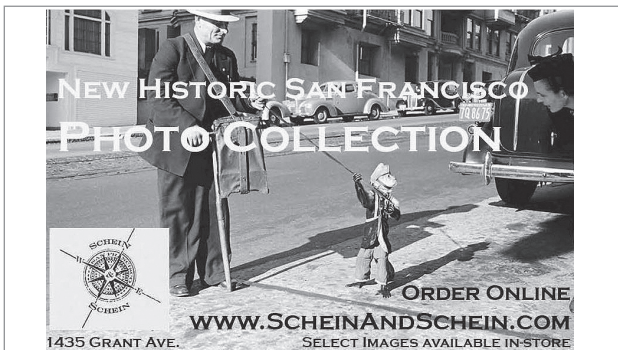
THD joins with the NBBA board in opposing Supervisor Christensen’s proposed legislation. North Beach continues to be an extremely desirable place to do business as evidenced by having the lowest number of vacancies in thirty years. Also as confirmed by our longitudinal surveys, once a restaurant occupies a retail space it is unlikely to ever be used again for a non-restaurant retail or service use. Enabling virtually all spaces to convert to restaurant use, could lead to commercial rent increases and displacement of the neighborhood’s remaining neighborhood serving businesses as landlords seek higher-paying restaurant tenants. And, if neighborhood-serving businesses are forced out, an even greater imbalance between these stores and restaurants and bars would be the result.

It’s important that we hear what you have to say. Each of THD’s efforts to make the Planning Code more effective and relevant has required a lot of community support. Your input will help guide how we will proceed and what our neighborhood will look like. Please take a moment and weigh in by emailing your comments and making sure to put “NBNCD” in the subject line.



4 Sec. 303(o) of the San Francisco Planning Code.

5 The Wiener amendments consolidated all previous categories of eating and drinking uses into three: “Limited-Restaurants,” “Restaurants,” or “Bars.” Limited-Restaurants are defined as including, but are not limited to, bakeries, delicatessens, and confectioneries that are prohibited from providing on-site beer and/or wine sales for consumption on the premises, while restaurants are allowed to provide on-site beer, wine, and/or liquor sales for consumption on-site. Bars are defined as a retail use that provide on-site alcoholic beverage sales for drinking on the premises where no person under 21 is allowed. Bars do not have to serve food.



HERB KOSOVITZ – MR. WASHINGTON SQUARE

By Dawne Bernhardt

How fitting that the THD Memorial to Herb Kosovitz was held in Jack Early Park. Seventeen years ago, on December 21, 1998, at the inauguration of this park, Herb began his efforts to organize a group to become stewards of Washington Square. He was concerned that the Square was being overused and under cared for and that commercial interests were crowding out community use. I was happy to join him to manage communications. Since his

passing Herb has been recognized in other memorials for many contributions but somehow his creation and leadership of Friends of Washington Square (FWS) has hardly been mentioned.

Under Herb's leadership FWS tackled problems both large and small, including needles in the children's sandbox, loitering vagrants, vandalized Mutt Mit holders, litter from Film Nights, destroyed turf from off leash dogs, damage from organized sports like volleyball, trampled areas from foreign car shows, and

a preacher suing for his right to blast amplified sermons that could be heard for blocks. Herb's no-nonsense style was invaluable.

Adequate lighting from the beginning was a big issue. Earlier Herb had been an active member of the Committee to Illuminate the Square. Now there were no funds to repair the uplights, let

alone erect additional pole lights needed to meet increasing security issues. Herb met with merchants and restaurant people and convinced them to support and partially fund the lights.

Later came the hot issue of alcohol in the Square, which was actually prohibited. Herb opposed alcohol in the Square for many reasons including the required chain-link fences. His strong testimony before the Recreation and Park Commission at City Hall won the day. Alcohol was still prohibited but the next year several commissioners inexplicably reversed their vote. Outside pressure?

From the beginning Herb wanted to regulate the commercial use of the Square, especially by non-neighborhood groups. As an example, when the Grant Avenue Fair morphed into the North Beach Festival, it year by year steadily moved from the streets to the Square. The last year it took place there, over 40 booths ringed the entire Square plus there were several food and beer stalls and chain-link fences. FWS pushed hard for a reserve fund adequate to clean and repair the park. Herb wrote in his terse succinct style and met with Rec & Park yearly to raise the totally inadequate fee for use of \$500. Finally, Rec & Park raised the required reserve to \$1,800. The next year sponsors dropped out and the North Beach Festival moved back to the surrounding streets.

In 2007, after almost 10 years, Herb resigned as the chair of FWS and was elected Chair Emeritus. He became FWS treasurer, attended meetings, and always had insights and contributions. He continued his walks through the Square almost daily before his passing, always the watchdog and dedicated champion. ♦



Barbara and Craig Heckman, Aaron Peskin, Helen Rogers, and Tony Gantner, with view of Alcatraz and Pier 39 from Jack Early Park

PHOTO BY JUDY IRVING

Telegraph Hill Dwellers invited Herb Kosovitz's friends to meet at Jack Early Park on July 30th to remember this remarkable man and to announce improvements that will be made in his memory. THD will hire an arborist to prune the trees in the park that have gradually blocked views of the Golden Gate Bridge and the East Bay, and the Telegraph Terrace Condominium Owners will pick up trash beneath the park platform.



L. to R.: Stan Hayes (President of THD), Laurie Berman, Katherine Petrin, Barbara Heckman, Joe Luttrell, Craig Heckman, Nancy Shanahan, Aaron Peskin, Judy Robinson, Helen Rogers, Dawne Bernhardt, Tony Gantner, Nan McGuire, Howard Wong. Kneeling: Jon Golinger, Harvey Hacker. Just out of view on right: Michael Pedroni and David Kennedy

PHOTO BY JUDY IRVING

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Hearing U Education Workshop

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November 16, 2015, 1:00 pm–2:30 pm

North Beach Library, Community Room, 850 Columbus Avenue

Naturopathic Medicine: What it is and what it could do for you!

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November 20, 2015, 11:00 am–12:00 pm

Aquatic Park, Blue Room, 890 Beach Street

Contacts for additional information on NEXT Village SF events:

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PARKS, TREES, & BIRDS REPORT

By Carlo Arreglo
Co-chair, Parks, Trees, & Birds Committee

With the drought, migrating birds have appeared earlier than usual from their summer breeding grounds on their way to Central and South America. Birds like Black-throated Gray Warblers, Black-headed Grosbeaks, and Western Tanagers have been popping up in San Francisco ahead of their usual late August and September push.

With this in mind, and for the sake of San Francisco biodiversity in general, it becomes crucial to consider correctable factors that lead to the overall impoverishment of bird life, part of the natural world that so many of us cherish here.

Domesticated felines and canines, along with habitat fragmentation and loss, are often cited as the primary causes for avifauna decline. For example, the California Quail, the state bird of California and official bird of San Francisco, and abundant in the chaparral communities of the Bay Area, is nearly extirpated here is San Francisco county. Fewer than five individuals are believed to be in Golden Gate Park and if you are fortunate to hear the *Chi-ca-go* song of the male in spring, it may be the last individual in our city, a place which prides itself on conservation. But according to a 2010 American Bird Conservancy report, the number one cause for bird mortality appears to be glass window collisions, which kill anywhere from 100 million to 1 billion birds a year.

I have personally seen families of Pygmy Nuthatches fly from the trees at Pioneer Park and head east down

the Filbert Steps with fatal consequences as they slam into sheer glass balconies or glass walls on roof patios. A next-door neighbor once pounded on my door for help because a Red-shouldered Hawk could not escape his partially-enclosed glass patio (I was able to capture and free it). And just last night, a longtime resident of the Hill was having dinner when he heard a thump and found this gorgeous bird, pictured below.

So what can you do? Here are some suggestions from the Golden Gate Audubon Society about how to make the windows of your home or office safer for birds:



1. Use glass with special films, fritting, or whitewashing to make it more visible to birds;
2. Hang reflective ribbons, chimes, or other materials outside of windows that will catch the bird's eye before collisions can occur;
3. Ensure that feeders and other attractants for birds are placed away from windows. Place them in areas unlikely to result in collisions if birds rapidly approach or flee from the feeder;
4. Avoid placing interior plants next to windows, where they may lure birds into a collision with the window;
5. Reduce your use of interior lighting when possible;
6. Draw the drapes or blinds on windows when possible, especially if you have noted a problem with bird collisions at the window, or at night when you are using interior lights.

For information on various window treatments that can prevent collisions, see 15 Products That Prevent Window Strikes from *Birdwatching Daily*: <http://www.birdwatchingdaily.com/featured-stories/15-products-that-prevent-windows-strikes/>



News Stories

Staedter, Tracy. "UV-patterned Window Prevents Bird Collisions," *Discovery News* (August 26, 2010).
Loviglio, Joanne. "Plate Glass Blamed for Billion Bird Deaths per Year," *MSNBC/AP* (February 2, 2004).
Lee, Jennifer. "When Birds Collide With Buildings," *New York Times* (February 3, 2009).

THE WILD HEART OF TELEGRAPH HILL

By Holly Furgason
Founder and CEO of Blue Sparrow Pilates

The summer's re-emergence of the Telegraph Hill coyotes has inspired me. The last few summers there was talk of the coyotes around the Hill. A few brief sightings. The most beautiful was mom coyote being followed by three pups in the bright morning sun. Over the last month I've experienced these creatures' presence every morning. These coyotes are captivating and irresistible.

Early one June morning while walking my dog Hazel, a coyote appeared sitting on top of the rocks above the path to Coit Tower. Not seeing him at first because he blended into the woods, I was startled when I realized he was watching us. That day he looked sweet and naivewith an innocent face like Bambi.

It's fascinating to think about survival for these coyotes. Cars seem to be their only predators. However on several occasions, I've seen one standing in the middle of the road. Once, an early riser, barely having had his first sip of coffee from his to-go mug, rounded the corner to see a beautiful coyote standing strong and proud in the intersection. His car abruptly stopped. The coyote casually took his sweet time to stroll on.

During my most recent encounter it was clear the coyote was following us. He kept a good distance behind and I kept my eye on him. He followed me to my house. Two hours after I returned home from my walk, he was seen a few steps from my door. I think he was curious and cunning. Just like all the pet owners in the neighborhood know one another, he knows us.

My husband got me a stick to walk with, given along with concerned lectures about the dangers of coyotes. I'd like to think we can all coexist. The city can thrive along with our urban wildlife. The city is brimming with newcomers and change is everywhere. Perhaps we can care for all of San Francisco's inhabitants.



"The Wild Heart of Telegraph Hill" is an occasional column curated by Parks, Trees, & Birds Committee co-chair, Judy Irving, who invites you to share your encounters with our wild neighbors. Please don't trap, poison, or harass them. If you have a wildlife problem, contact WildCare San Rafael's "Living With Wildlife" Hotline: 415-456-SAVE.



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COYOTE PHOTOS BY HOLLY FURGASON



WATERFRONT COMMITTEE REPORT

By Jon Golinger
Chair, Waterfront Committee

Mel Murphy has finally fled the Ferry Building. Perhaps the worst mayoral appointee to the Port Commission in San Francisco history, Murphy's departure from our waterfront began just before Christmas 2013, when his illegally propped-up house came crashing down a Twin Peaks hillside. This led to a lengthy investigation by San Francisco City Attorney Dennis Herrera, which uncovered repeated and widespread violations of building codes and ethics laws by Murphy in his numerous buildings and development projects across the City. The City Attorney sued Murphy in April and, after holding out for months, Murphy was finally forced to resign his seat on the Port Commission in early August. His photograph vanished from the Port's website overnight.

For those of us who care deeply about our waterfront and who gets put in charge of managing it, this fiasco raises the obvious question: How did this person ever become one of the five people on the Port Commission responsible for the stewardship of San Francisco's unique and invaluable public waterfront? When Mayor Lee appointed him to the Port Commission in March 2013, Murphy had zero maritime experience, zero environmental or recreational background, and zero history of waterfront involvement. All Murphy seemed to have going for him was

MEL MURPHY FIASCO MAKES PORT COMMISSION REFORM A PRIORITY

this: He donated \$20,000 in political contributions to the campaign committee backing Mayor Lee just a few months before Lee appointed him to the Port. Two years later, Murphy has now become the symbol of a badly broken Port Commission that needs desperately to be reformed before more damage is done.

Last year, the San Francisco Civil Grand Jury conducted a lengthy examination into the problems that created a Port Commission so out of touch that it unanimously approved the 8 Washington luxury high-rises (which 67% of San Francisco voters rejected), the America's Cup fiasco (that cost the City and Port millions instead of bringing in a promised \$1.4 billion), and the Warriors' Piers 30-32 stadium and condo complex (that was finally moved away from the waterfront in the face of mounting public opposition). In its report, *Port of San Francisco: Caught Between Public Trust and Private Dollars*, the Grand Jury detailed its findings and made recommendations to fix what ails the Port. The Grand Jury's chief recommendation was to reform the existing process for appointing Port commissioners which has enabled the Mayor's office and developers to have "strongly influenced" every big land use and real estate decision affecting the waterfront. The Grand Jury recommended that a ballot measure be put before voters, and that our state legislators sponsor enabling legislation to balance the appointment of Port commissioners between the supervisors and the mayor, who

currently appoints them all. In a response letter from Mayor Lee, the Grand Jury's top recommendation was simply deemed "unnecessary" and it was stuck on a shelf somewhere to gather dust.

Now the Mel Murphy fiasco shines a bright spotlight on the urgent need for San Francisco to reform its Port Commission. Only one of the four remaining San Francisco Port commissioners has a qualified maritime background, while the other three Port commissioners are either bankers or corporate consultants who just have the right political connections to the mayor. And with Murphy's seat now vacant, Mayor Lee again has the opportunity to appoint any political crony or campaign contributor he wishes to reward to this critically important job.

Not only should the appointment of Port Commissioners be diversified, but the people appointed should actually be required to have relevant qualifications for the job. Since the waterfront is such an important part of what makes our neighborhood so alive and so beautiful, it should be a top priority for our elected representative at City Hall to lead the way and fix the Port Commission. I hope our District 3 supervisor will make reforming the Port Commission a top priority to accomplish in 2016. But if they refuse to act or if they fail, then it will be up to we-the-people to do it ourselves. Because San Francisco's spectacular waterfront is far too important to ever let it be "Mel Murphied" again.



Stan thanking local businesses and the crowd

PHOTO: JULIE JAYCOX

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Accessory Dwelling Units continued from page 5

affordable rental units, the idea is still in an experimental stage with potential impacts on existing residents and businesses not yet known. Concerns have been raised that the new District 3 ordinance fails to adequately address these impacts or ensure the long-term affordability of the ADUs to renters. Given the large number of recent evictions in North Beach [See "Evictions in North Beach and the City Skyrocket" in the Summer 2015 issue of *The Semaphore*], there is also concern that ADUs could become a target for increased real estate speculation.

Together with a broad array of District 3 community and business organizations and citywide housing advocates, including the Council of Community Housing Organizations, THD offers the following suggestions to address these concerns:

1. Retain the existing Planning Code requirements to notify nearby residents and property owners of height increases and building expansions that would result from the construction of ADUs.

2. Prohibit the addition of ADUs in buildings where the tenants have been displaced by Ellis Act or no-fault evictions.
3. Protect local businesses by not allowing ADUs to replace existing ground-floor commercial spaces.
4. Prevent ADUs from being merged into any of the original units or from being subdivided into condos, which would defeat the legislative purpose of creating additional affordable rental units.
5. Limit the number of ADUs that can be added to buildings of four or more units to a maximum of two. As enacted, the legislation provides that the number of ADUs that can be added to buildings of four or more units is unlimited.
6. Address increased traffic and parking demands created by ADUs, particularly since they are encouraged to be constructed in place of existing garages.
7. Prohibit ADUs from being used for short-term rentals.
8. Establish a meaningful monitoring and reporting

program to evaluate the success of the ADUs program and guide any necessary amendments.

While none of these suggestions were included in the District 3 ADU ordinance that was approved by the Board of Supervisors on September 8, 2015, Supervisor Jane Kim has introduced "trailing legislation" that contains three amendments to this ordinance:

1. Prohibiting a building owner from adding an ADU if an Ellis Act has been done on a unit in the building within the last 10 years.
2. Prohibiting short-term rentals in ADUs.
3. Prohibiting condo conversions, so the units would always be either rentals or owner-occupied.

THD supports Supervisor Kim's amendments to the ADU legislation, which will go back to the Planning Commission for review. This will provide another opportunity to address the remaining issues necessary to ensure that ADUs will provide new permanently affordable housing units in District 3 without impacting the character and livability of its residents and businesses.

CITIZEN SPOTLIGHT: FLORA GASPAR OF DA FLORA

By Nancy Shanahan, Joe Luttrell, and Sherry Goodman

A few steps past Washington Square—at the corner of Columbus and Filbert—is one of the neighborhood’s longstanding favorites: Da Flora. Since it opened in 1994, this romantic little gem, with its cabernet-colored walls and handwritten menu, has been serving inspired interpretations of Venetian food. Not to be forgotten are Mary Beth’s oil-drizzled focaccia and the sweet potato gnocchi—and always a special wine chosen for your palate and mood by Flora herself.

More than a restaurant, Da Flora is a much-loved neighborhood tradition, a place to celebrate special occasions and to feel at home. In the words of Joe Luttrell and Sherry Goodman:

When considering a place for our wedding lunch 18 years ago, there was no choice for us but Da Flora. For our recent anniversary we returned for a celebratory dinner. Like magic, on the menu was the very same summertime “Pasta Saracena” (featuring fresh ricotta and mint) as that long-ago luncheon! Was this Flora’s extra-sensory faculties?

When we think of Flora, it’s not just of her fabulous food but equally Flora herself, as incomparable as her cooking — her magnetism and multifaceted mind. Beyond her culinary inspiration and oenophile way with wine,

her erudition extends from Hungarian history to the history of art... as well as a singular sense of design (those red walls of Da Flora are as evocative as Matisse’s Red Studio!)

Flora’s distinctive amalgam of warmth and edge permeates the personal creation that is Da Flora. We can’t wait for her new nearby Rialto-Mercato to open, reputedly to be seasoned with paprika from Hungary, grappas from Italy, and her own inimitable presence.

Flora Gaspar was born in 1956 in Montevideo, Uruguay of Hungarian parents. Her father was a Hungarian diplomat stationed in Turkey during World War II. In 1961 Flora moved to New York City where she learned English and became a U.S. citizen. From 1966 to 1978, Flora lived and studied throughout Europe, learning German, Spanish, French, and Italian, in addition to Hungarian and English. From her time in Portals Nous, Mallorca (1973–74), Flora recalls eating cuttlefish in its own ink for the first time and having coffee with Robert Graves. From 1974 to 1978, Flora studied art at the Accademia di Belle Arte, in Venice, where her thesis was on the secessionist movements of Central Europe. She also remembers getting some great cooking tips from Venetian housewives and wine-drinking instructions from Signor Gian-Carlo at the Al Volto.

Returning to the United States in 1978, Flora



Flora Gaspar

PHOTO BY DENNIS HEARNE

worked at the Matignon Gallery in New York City, specializing in Hungarian avant-garde artists of the 1920s–30s, and, finally, to San Francisco where she opened Da Flora Restaurant in 1994, as she states, “without restaurant experience and on a shoestring—somehow it worked!!” Flora is planning to open Rialto-Mercato, a larder, and wine and spice atelier, this November at 705 Columbus Avenue.

Da Flora

701 Columbus Avenue (at Filbert Street)

San Francisco, CA 94133

415-981-4664

Open Tuesday–Saturday, 6:00–9:30 pm



Judy

PHOTO BY JULIE JAYCOX

By Stan Hayes
THD President

Publishing *The Semaphore* is one of the best things that THD does. Arriving in your mailbox four times a year, it’s more than worth the price of a THD membership. It’s your voice in the community, it tells our stories, and it has chronicled our lives on the Hill for more than sixty years, since THD’s founding in 1954. We’re up to 211 issues now, more than a hundred of which you can read online at www.thd.org/semaphore.

Being editor of *The Semaphore* has to be one of the hardest (and sometimes most under-recognized) jobs there is. Editors have to be tough, insistent, thick-skinned, smart, dedicated, and at times, maybe out of their mind. They have to ask, tease, cajole, wheedle, and eventually threaten mayhem on the enthusiastic (but often LATE) volunteers who write the stories that create the fabric of each issue, and eventually over the years, together weave a tapestry of the Hill.

THANKS, CATHERINE!

We’re incredibly lucky that particular combination of dedication, literary skill, editorial talent, and extreme masochism has shown up in a succession of very special people for more than sixty years. In that time, we’ve had more than a dozen different *Semaphore* editors, including Art Peterson, Bob McMillan, Cheryl Bentley, Pat Cady, and Clyde Steiner.

Most recently, Catherine Accardi has led *The Semaphore* as editor, since 2011 through the Summer 2015 issue, spending endless hours caring for and polishing the wonderful and unique journalistic tradition (and sometimes experiment) that is *The Semaphore*. Her talents, her insights, and her contributions to THD, the paper, and the community will be sorely missed. We wish her well. We’re grateful for all she has done.

We can’t thank her enough. But, here’s a try:
Thanks, Catherine!



NO CONTEST FOR THE HAPKIDO INSTITUTE

By Melissa Dong Mountain
THD Corresponding Secretary

“Self-defense. Proper attitude. Discipline. Respect. 100% effort.” These five elements of the Hapkido Creed were once recited at the end of youth classes at The Hapkido Institute (THI). For Dennis Ruel, Chief Hapkido Instructor and owner of the former THI in North Beach, the Creed was more than a set of words. It represented a set of values that he modeled for all martial arts students, and that his students respectfully reflected in return. Members of the THI family were shocked when they learned the studio would be forced to close its doors at the end of August due to rising rents and limited commercial space available in the neighborhood.

Dennis has taught martial arts since 1998. He’d been teaching for about eight years, when he was presented with the opportunity to own and operate his own martial arts school. For Dennis, starting his own place in North Beach was “one of the scariest yet most amazingly rewarding periods in my life.” THI under Mr. Ruel, as the kids called him, offered a variety of classes for men, women, and children.

When THI’s commercial lease was due to expire earlier in the year, Dennis reached out to his landlord assuming they’d come to an agreement to renew his lease a second time since taking over THI (Dennis had operated under a 5-year lease followed by a 3-year

lease). While expecting a rent increase, what resulted at the end of negotiations was effectively an eviction. With no rent control on commercial space in San Francisco, the monthly rent was nearly doubled.

THI is not alone in its struggle to keep up with rising commercial property rents. “As many [North Beach] residents know, rent has been on the rise for years and it hasn’t been increasing gently. I was doing my best to find a new place ever since the landlord hesitated to renew the lease but anything in the [North Beach] area is more money per month for less than half of the space. It wouldn’t make financial sense for me,” says Dennis.

In addition to finances, finding an alternative location in North Beach for THI presents its own challenges. Many factors play into finding a suitable location for a martial arts studio. With fewer commercial spaces available and with landlords often holding out for potential high-dollar rents, the value of a good tenant and the contributions of unique service-oriented

small businesses to a community are often overlooked.

The Hapkido community immediately rallied around THI after learning of the impending closure, and continues to offer its support to Dennis. The possibility of reopening a martial arts school in a new location remains uncertain. For now Dennis will take time to focus on several other burgeoning areas of his martial arts career, including film production and acting. “I really hope everyone, especially the kids, can understand,” says Dennis of THI’s closing.

THI closed its doors having left a lasting contribution in the North Beach community. Over time, young students may forget precise martial arts techniques, but the values instilled have potential to last a lifetime. Mr. Ruel made certain of this by always practicing what he preached. Through months of lease negotiations and impending closure, he managed to keep a “proper attitude” modeling “100% effort” until that very last student walked out the door.



Maria

PHOTO BY JULIE JAYCOX



Virtually 300 neighbors attended the party on September 20th, 2015



Photos by
Dennis Hearne
Julie Jaycox
Les Young
Marianna Maxwell
Markus Haeusser
Romalyn Schmaltz



New and veteran residents enjoyed the day



Cowgirl Tricks entertained all ages



Vivacious volunteers





THIRD ANNUAL BLOCK PARTY



Volunteers receive a briefing



Vanishing ice cream



Voracious crowds left little to donate to our SFFD Station 28



The audience made a beeline for the shade as Mal Sharpe's Big Money in Jazz Band played



Kids' art table (above) and their collective masterpiece (left)



Not a bad way to cool down after pouring over 500 drinks in 93° heat!



SQUEEZED ARTISTS GET SYNERGISTIC WITH THEIR SPACES

By Julie Jaycox

There seems to be a trend in North Beach. Artists are revisualizing how to survive doing their beloved craft and circumventing rising rent prices by banding together to build and share creative space.

One is never *just* an artist or a curator or even a gallery owner. The need to play many more roles and having to be flexible are the keys to artistic survival. Of course, it makes sense that being able to work successfully is more easily achieved by pooling resources. Most artists are not able to manage all aspects of their own art career (i.e. because you can paint doesn't mean you can market your art, just because you can talk people into buying a sculpture doesn't mean you've mastered your craft), so banding together can help everyone's bottom line. Economic multitasking by artists splits up gallery activities into different pieces. We are seeing the whole nature of the art scene and the galleries starting to evolve with this change in the function of creative spaces. As James Cha, one of six co-owners of the new North Beach Bauhaus on Columbus, puts it, working in groups allows access to a bigger pond with more fish and "allows more people to go on doing what they do." This includes artists opening their spaces to others—for exhibits, talks, readings, classes, or whatever a creative mind needs to share.

Some Local Background

North Beach First Fridays began in 2010, when Ethel Jimenez of Gallery 28, 1228 Grant Avenue, had a meeting with local artists and gallerists and then-Supervisor David Chiu to find out if there were city funds available for a regular neighborhood art walk. The City didn't come up with the money, but the local galleries got the event going with the prodding of Aline



Kevin Brown, Live Worms Gallery

PHOTO BY JULIE JAYCOX



PHOTO BY JULIE JAYCOX

Dargie of Make Hang Gallery on Green Street. Both Gallery 28 and Make Hang are now defunct because of rent increases, other financial difficulties, or eviction, and more North Beach galleries have bitten the dust for the same reasons since then. These include The Emerald Tablet, Glass Door, Focus Gallery, Arata Fine Art Gallery with Gallery 454 next door, and Salon la Bicicletta (later I Heart NB Gallery). Two galleries are on tenterhooks: Craig Fonarow Photography (which closed in September) and The Space Between Gallery (which is getting smaller and smaller as the Columbo Building is renovated and rented). Since 2009, 850 Greenwich Street cycled through three sequential galleries before becoming Spoke & Weal hair salon. Only two galleries that have closed have remained art spaces: Robert Sexton's An American Romantic has resurrected as Telegraph Hill Gallery, and Piccolo Press has become the new North Beach Bauhaus.

The Hill's Synergistic Galleries

The neighborhood's most visible and raucous shared gallery has to be **Live Worms**, 1345 Grant Avenue. Originally the south half of Figone Hardware store, Kevin Brown rented it out to be his private painting studio after Figone closed. He would hang his large paintings, sit in the gallery, and meet people from around the world as they wandered in to look at and purchase his art. This quickly evolved into Kevin arranging temporary gallery rentals to help pay the rent when he spent time away from San Francisco, whether painting in southern France or visiting family in Berlin. He has found this business model very rewarding and receives positive feedback from artists who have had

no other venue in which to exhibit. After closing Focus Gallery a few months ago on Upper Grant, John Perino offered to share the expense of Live Worms with Kevin. John now keeps the doors open when Kevin is out of town, paints over the regular messiness left after each show, and keeps his art and framing supplies on site, utilizing the space for creating as he gallery-sits. The gallery regularly handles group art shows yearround, including the December Panopticon sponsored by Fly By Night Productions, past silent auctions for YikWo grade school, and political fundraisers featuring art donations from around the City. THD's own North Beach ArtWalk has rented Live Worms for three years running and has presented both art on the walls and live music at this neighborhood open studio event. The gallery also hosts a variety of poetry readings and mixed media events.

The **North Beach Bauhaus**, 703 Columbus Avenue, is named after the 1920s Bauhaus in Weimar, Germany, where schooling, production, and exhibition were all promoted—a "doing through education" kind of place. Ernie Evangelista evaluated the empty Piccolo Press space, more creatives were recruited to colonize the large basement below the building for studio space, and the current resident artists total six. In this circa 1907 building, they've discovered there are no 90° angles. James Cha and Romalyn Schmalz, two of the artists involved in renting the gallery, spent a year trying to make a go of it in a previous gallery and retail space next to the Green Street Mortuary. Even after adding more gallery partners to share the rent, "crossing Columbus was a deadzone," said Romalyn. They are still located across Columbus but now are directly on

continued on page 13



Nathan and Lauren Goldsmith, Naivasha Studio & Gallery

PHOTO BY JUDY ON



Bradley Platz and Kim Larson, Modern Eden Gallery

PHOTO BY MICHAEL CUFFE



SOCIAL & PROGRAM COMMITTEE REPORT

By Jen Haeusser
Chair, Social & Program Committee
jen.haeusser@thd.org

I heard a statistic the other day stating that 7 out of 10 Americans do not know their neighbors. This was shocking to me and highlighted, once again, the importance of having a social committee! Humans want to feel a sense of belonging, have relationships with others and be a part of a community. One of the main ways this happens is through social events. I believe that this is one of the most valuable things that THD does and has historically facilitated. So again, let's get social!

What if all of us were involved in making social events happen? I'm looking for individuals who would like to join the Social Committee and be involved in

planning or activating an event. If you are interested in any of these things please contact me.

It's easy living in a city like San Francisco to become bombarded by events, activities and other things that take up our time. There are so many choices! We often choose not to commit to one thing because what if something else comes up that we would rather do instead? I'd like to encourage you to mark your calendars and attend upcoming events. They will be worthwhile for getting to know your neighbors and neighborhood and for simply having fun!



Miki, Jen, Barbara, Marianna

PHOTO BY MARIANNA MAXWELL

SOCIAL & PROGRAM AND ART & CULTURE CALENDAR OF EVENTS

Please join us and, as usual, friends and neighbors are welcome

THD Game Night

Come for board and card games, free appetizers, and good conversation

- Thursday, November 19, 2015 7:00–9:00 pm
- The Rogue, 673 Union Street

North Beach Holiday Youth Art Festival

Open to youth of all ages to make and show their art with local artists

- Sunday, December 6, 2015 2:00–6:00 pm

Art making session

- Sunday, December 13, 2015 3:00–8:00 pm

A gallery showing of youth art including the collective painting created at this year's THD block party

North Beach Bauhaus, 703 Columbus Avenue (at Filbert)

Questions? Contact Romalyn Schmaltz: (415) 690-0034 or romalynschmaltz@gmail.com

THD Holiday Party

Come enjoy dinner, wine, and festivities!

- Saturday, December 12, 2015, 1:30–4:30 pm

Original Joe's Parkside Café, 601 Union Street

Cost: \$25 per person

More details to come...

Social Event (TBA)

March 2016

Annual Election and Dinner

April 2016



Reserve
parrot stir sticks now at
holiday@thd.org
\$20 set of 4, 7" or 9" (pictured)
Handmade colored glass
Limited, first come first served



Romalyn Schmaltz with Kids' Collective Painting

PHOTO BY JAMES CHA

Parrot stir sticks will be available at the Holiday Party on Dec 12th. Due to limited availability we suggest reserving each set of four, now, by emailing a request to holiday@thd.org. We also have a few Coit Tower glasses (\$20 each) available to reserve.

Synergistically Squeezed *continued from page 12*

the tourist route from the Wharf to North Beach. With a six-year lease and sharing with a group of contributing artists, they feel they are taking a stand against relentless future rent increases. "The spirit—and power—of the collective is synergistic," says James. Between their



Kevin Brown's booking system at Live Worms Gallery

PHOTO BY JULIE JAYCOX

new visibility and local as well as tourist traffic they are hoping to strike a balance both aesthetically and toward the bottom line. James and Romalyn invite others to host events at the Bauhaus for a night or a weekend. THD Art & Culture events will also often happen here, as Romalyn is head of this committee.

In the old North Beach Pizza location on the west side of Grant at Union is **Naivasha**, art studio for Nathan Goldsmith and yoga studio for partner/manager Lauren. The gallery is first and foremost a showcase for Nathan's paintings. With a spectrum of spaces available for public events, Nathan says that The Emerald Tablet was definitely a role model for he and Lauren to grow community, which they do by opening their own doors to local poets and writers as well as holding yoga classes and meditation sessions. The space was rented at a good price, but with just a year and a half left on their lease, they don't know what to expect when it's time to renew. The couple is likely to head for the trees and live somewhere with a little more nature than their home around the corner in North Beach

when the gallery lease is up. For now, plans are in progress to create community rental spaces for people who wish to paint but have no room at home and/or wish to avoid the mess. The rent would include canvas, paint and brushes/tools, but no instruction. These spaces would also be available for painting instructors to rent if they need a location to teach.

There isn't a need for a gallery hierarchy to tell people what art to buy because "people can trust what they like," Nathan states. He's been happy to have people walk in and buy his work off the table before he's even finished. This felt odd to him initially, but in keeping with his sometimes abstract work, he's realized that a viewer can "feel something fully without having to see what it is fully."

Kim Larsen, besides running the clean and bright **Modern Eden Gallery** full time at the corner of Greenwich and Powell, keeping the gallery's elegant website designed and updated, doing professional marketing of the gallery, and making her own jewelry and sculpture, has redesigned the North Beach First Fridays

continued on page 14

THE EMERALD TABLET: A SPACE FOR THE ARTS

By Lapo Guzzini

I started The Emerald Tablet in 2011 alongside artist and entrepreneur Della Heywood, as a playful yet heartfelt tribute to the diversity of the human creative spirit. We had no plans to do quite what we ended up doing, just the wish to put disparate sensibilities under the same roof, that they may discover some underlying unity. We also had our love for San Francisco, and a determination to invest in more than just this city's high residential rents. So we scaled our personal spaces way down, pooled our money, and leased a venue to share with others. Della had a dream in which she saw a vision of the National Shrine of St. Francis of Assisi in North Beach, and that led us to the space that became The Emerald Tablet. At the time, ours was the only serious offer to lease. This may have motivated the landlords to overlook our lack of any real financial backing. At the time of this writing, four years and a couple of months since we moved on, the premises don't seem to have found new tenants. Yet a "for lease" sign still does not hang outside.

It was mostly about two people having a waking dream, along with the willingness to listen to the neighborhood's needs and wants, charting the route. We made room for the outside world to come in, and did our best to let those disparate sensibilities mingle, trying to make sure each felt welcome and had a chance to express itself before the others. We witnessed tight-knit groups become more inclusive, or at least admit more members than usual; we saw one event spark pro-

posals for several more; we tried to say yes to everything we could within some sort of intuitive reason. Elders like Amiri Baraka and Lawrence Ferlinghetti passed through to inspire with their words and lives well lived; emerging artists used our rooms to road-test the latest versions of their unfolding creative projects; social scenes of earlier decades chose our location to stage reunions; and much more. Through it all, we too had the chance to be creative, to give input, to think out loud to the community that was assembling, to share with it

our own projects and experiments. Sometimes we even took that chance. Once in a while, the results were magical.

In the margins, we tried to write some kind of business plan, some roadmap to sustainability. But in the end, the margins were too small. When our lease was up, and the landlords asked for an increase equal to a third of the rent—which would then have doubled over the lifetime of the new lease—we found ourselves unable and unwilling to continue. The decision was difficult, but in retrospect we realize we couldn't have done anything else. The Emerald Tablet was a four-year window of opportunity to generate community, to see what happens when a space is devoted solely to supporting the creativity of those

who frequent it.

In our eventual search for sustainability, we sometimes wished our building had been zoned for more profitable enterprises. We wished we could have opened a bar, or retail store, or coffee shop, or anything else that

would pay the bills and subsidize the art. But looking back, I'm thankful for the limitations that both circumstance and choice put in our path. In time, those limitations taught me that The Emerald Tablet's significance, insofar as it had any, was to provide a space for the arts and nothing but, a room that belongs to those in it, rather than to a system of economic hierarchies. As real estate becomes more expensive, underground venues are driven to cease operations, or move, or restructure so radically that they are no longer the same organization. Live music, spoken word, and the like are then hosted by restaurants and bars, and reduced to background entertainment.

If I had to encapsulate the value of venues like The Emerald Tablet, and why we should have them around if possible, I think I'm hitting on it now. In these spaces, people come together to witness and participate in art made by members of their communities, rather than just to eat and drink with something happening in the background; something which reminds them of art, but stops short of being art and remains closed to participation. Art and entertainment are related, but distinct. Independent venues like ours tried to go beyond the logic of entertainment and consumption, reaching for an ideal that is fundamental to our civilization, though nearly lost to our time: that of the museums of Classical Greece, buildings consecrated to the Muses, set aside for the study and practice of the arts. A recognition of the importance of sharing culture and learning as a common good. The cultivation of community outside the dynamics of commerce.

Even as the economics of our day puts a price on everything, these aspirations retain their value and continue to inspire many of us to act. Here a gallery closes, there a lease ends, but new efforts are always and everywhere beginning. The Emerald Tablet has been one of these efforts. Any of us can make the next, and invite each other to share the space it will produce. Knowing this I look forward to the future, with confidence and curiosity for what it will bring.

Synergistically Squeezed continued from page 13

logo and website, taking over from The Emerald Tablet's Lapo Guzzini. This is good news for the galleries in North Beach as marketing continuity for this crucial event is secured once again.

For 5 years, Modern Eden has been partner-

ing with ArtSpan, participating in their annual San Francisco Open Studios as a hub venue for the North Beach weekend, and hosting ArtSpan artist mixers at the gallery. They find it to be a great way to connect with the San Francisco art community, promote gallery curator Bradley Platt's work, and get new people into the gallery to learn more about what they do and who they are. Kim and Bradley are interested in engaging people on a different level—not as a rental gallery—but as a communal space to allow different communities to

blend and intersect, creating something more than just a group of art activities. They have hosted artist work demos, readings—such as Evan Karp's *ekphrasis* project of going back and forth between visual art and writing—curator talks, sketching events, and artist mixers.

Having just relocated from their previous location at Francisco and Powell this year, they are now more visible across from the North Beach Library. Unlike many North Beach galleries, Modern Eden has at least 50% international sales.

CONTACT INFORMATION

(Subject to change)

Live Worms

Rental gallery for exhibits or events
www.sflivewormsgallery.com
1345 Grant Ave.
(415) 307-1222
kbrownlw@yahoo.com

Modern Eden Gallery

Space available for events
www.moderneden.com
801 Greenwich St.
(415) 956-3303
info@moderneden.com

Naivasha Studio & Gallery

Space available for events
Studio rentals for individuals or classes
www.naivashaSF.com
1499 Grant Ave.
(415) 603-0034
naivashaSF@gmail.com

North Beach Bauhaus

Space available for events
Temporary workshop rental
www.nbBauhaus.com
703 Columbus Ave.
(415) 515-8393
http://www.nbbauhaus.com/contact/



Lapo

PHOTO BY JULIE JAYCOX



Boy, volunteer, and Jordan

PHOTO BY KAREN CARTALES

BUILDING BACKSTORY: 521-523 FRANCISCO STREET

THE ROBERT BOARDMAN HOWARD STUDIO

By Katherine Petrin

Built in 1940, the property at 521-523 Francisco Street in San Francisco's North Beach neighborhood is significant for its association with the prolific and distinguished artists Robert Boardman Howard (1896-1983) and his wife, Adaline D. Kent (1900-1957). Designed by architect Henry Temple Howard, Robert's older brother, the building was conceived as twin, contiguous studios for Robert and Adaline, who resided nearby at 2500 Leavenworth with their family. After Adaline's death in 1957, Robert used the property as his home as well as studio, residing there until his death in 1983. The studio at 521-523 Francisco Street was a lively gathering spot for artists, as well as the place where many important, and still extant, pieces were created between 1940 and 1983.

Domestic in scale and exhibiting the "woody" architectural quality associated with the Second Bay

Tradition of the 1940s, the building appears to have been minimally altered over time. Distinctive, angled, north-facing clerestories indicate the building's original studio function and the artists' desire for diffused interior light.

Robert Boardman Howard and Adaline Kent

Born in New York City on September 20, 1896, Robert Boardman Howard was raised in Berkeley, California. His father, the noted architect John Galen Howard, was the supervising architect for the University of California, Berkeley campus and founder of the school's architecture program, as well as the designer of the Campanile, Memorial Stadium, Sather Gate, and the Hearst Greek Theater.

Prolific as an artist and integral to the San Francisco art scene for decades, Robert cut an important figure as a painter, sculptor, and teacher. In 1930, Robert married Adaline Kent, a highly successful artist and sculptor from Kentfield, California. He taught at the California School of Fine Arts (now the San Francisco Art Institute), where Adaline also studied with sculptor Ralph Stackpole. Robert was commissioned to execute many architectural pieces, typically *bas-relief* sculptures for building exteriors. Some most notable works include the phoenix bird over the main entrance to Coit Tower, the cast stone sculpture on the Pacific Gas & Electric Substation at 8th and Mission Streets, the *bas-relief* murals at Berkeley High School, and the beloved whale sculpture for the 1939 Golden Gate International Exposition on Treasure Island (which was removed from the Planetarium Plaza there and is now stored at City College). He also created important works of art in Oakland's Paramount Theatre and at The Ahwahnee in

Yosemite. Robert and Adaline collaborated with Diego Rivera on paintings and sculptures at the San Francisco City Club; her sculpted panels flank Rivera's murals there. Adaline's reputation as an innovative and original sculptor has survived long after her too early death in 1957. In 1976, Robert's last exhibition was organized by Paule Anglim and Philip Linhares and held in the Francisco Street studio.

Henry Temple Howard

Architect Henry Temple Howard (1894-1967), eldest son of architect John Galen Howard, was born in New York City in 1894 and raised in Berkeley. Henry attended the École des Beaux Arts in Paris from 1919 to 1921. From 1931 to 1934, Henry worked for Bakewell and Brown, specifically on the design of Coit Tower. For the rest of the decade, with the economy suffering from the Great Depression, Henry designed houses and apartment houses around the Bay Area, including his own residence and his brother's studio. Henry designed several San Francisco defense

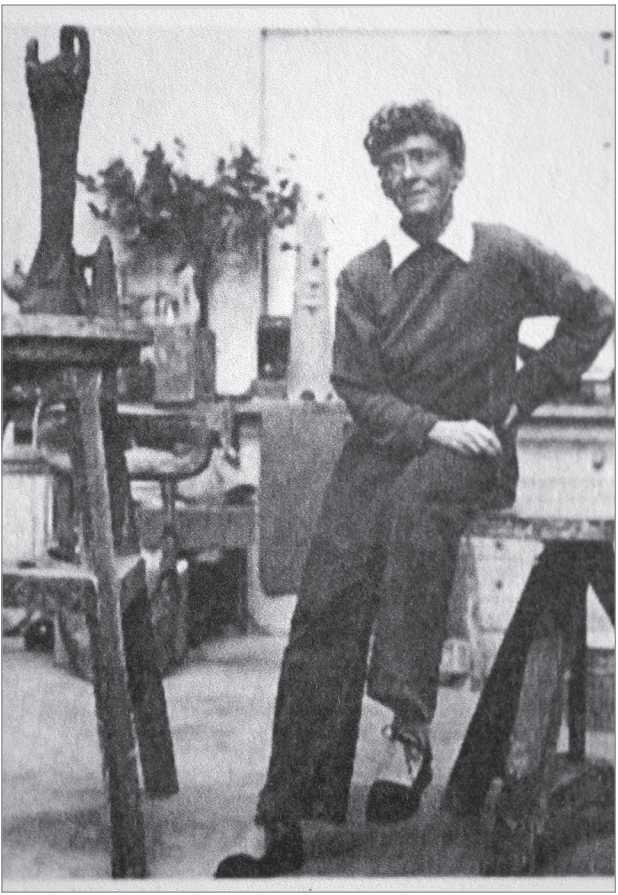
and public housing projects, including the Ping Yuen Housing Project in Chinatown (with architect Mark Daniels), in addition to many important projects in the Modernist vein throughout Northern California.

References

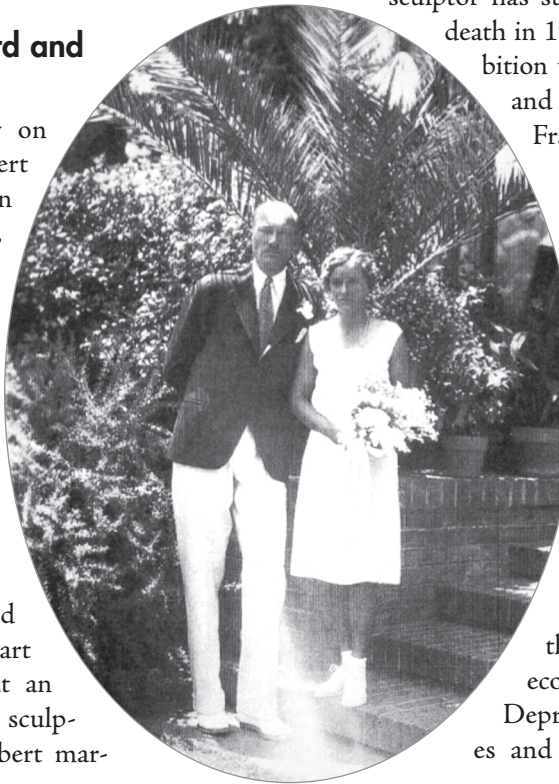
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Robert Boardman Howard Biographical Details: <http://www.artandarchitecture-sf.com/tag/robert-boardman-howard>



Adaline Kent with terra cotta sculpture in the Francisco Street studio, 1956



Robert Boardman Howard and Adaline Kent on their wedding day, 1930.




Robert Boardman Howard, age 80, in advance of his last exhibition which was held in the Francisco Street studio, 1976

Robert Boardman Howard's Christmas Party invitation, 1963



A scene from one of the couple's celebrated Christmas parties at the Francisco Street studio. Note painter Elmer Bischoff on trumpet, undated

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THD GOES TO THE SYMPHONY

By Tom Noyes
THD Financial Secretary (aka Membership)
membership@thd.org

This year, for the 37th straight year, the San Francisco Symphony held its All San Francisco Concert early, on Thursday, August 20, 2015. THD has participated in at least the last 17 concerts and it continues to be the hottest ticket on the THD social calendar. The seats were great. We could see soloist Yuja Wang's hands flying over the piano keys!

Tickets were available on a first come, first served basis for mail-in requests with the earliest postmarks, and via PayPal online payments. We actually exceeded our allotment of 32 tickets in ONE day! I mail a notice two days in advance to give people without email a fair chance to participate. Even though tickets were distributed to both those replying via mail and email, we want to consider making changes to the fulfillment process to make it even better next year. More on that in a future article.

The ticket forwarding option, for those who were not able to attend, worked well again this year. We got six tickets forwarded! Thanks to the considerate members who could not show and worked with membership to get their tickets to the next person on the waiting list. We had 29 attendees—over 90%! The best I have ever seen. Thank you all for working so well with me.

This event is a gift from the Symphony to the civic organizations of San Francisco, underwritten primarily by Wells Fargo. For the minimal handling cost of \$10 a ticket, each civic organization of San Francisco can request up to 32 tickets. As usual THD requested the



It's hard to get a good photo of 28 people (I took the photo), so if you do not feel it was a good photo of you, we did our best!

PHOTO: TOM NOYES

maximum and because we got our check in quickly we had main floor orchestra tickets.

Did I say this was a hot ticket not only for THD but all of San Francisco? I inquired if we might have gotten more tickets but I was told that for the first time in history, they sold out to organizations—and no

tickets were returned—so there was no possibility of getting extra tickets. I highly suspect this will be a trend. I'm looking into coordinating with other local neighborhood organizations to pool our efforts, promising to use any leftover tickets they have. Let me know if you have thoughts on any of the above. ✂



MEMBERSHIP REPORT

By Tom Noyes
THD Financial Secretary (aka Membership)
membership@thd.org
thdmembership@gmail.com

Seek out newest members Sean & Michelle MacRae and say hello to them at our next event! And a reminder, our best membership recruiting is through YOU! Personal contact is still the best way to get new members. You can refer them to the website, www.thd.org, or better yet, pick up a member-

ship brochure or two at an event and keep them around and handy to give out! Just ask if you do not see the brochures.

If you ever have a membership question, don't hesitate to reach out to me by email. You may also call our general number, 415-843-1011 ("THD-Ten-Eleven"), and leave a message including when it would be best to get back to you.

Note: If you have no change in information you

don't have to fill out the form that comes with your dues notice. If you pay online, at the top of the page is an immediate link to pay your dues. Feel free, however, to include it in case you cannot remember if we have the right information. I always check what you give me versus the database and update it.

PS: Please make sure the two emails above are authorized with your spam blocker (often called *white listed*). ✂

THD BOARD MEETING HIGHLIGHTS

By Stan Hayes, THD President, and Mary Lipian, THD Recording Secretary

May 12, 2015 Board of Directors Meeting

President Stan Hayes discussed the goals and priorities for the year and shared with the Board the themes that emerged during his meetings with the Board Members.

The Executive Committee was formed. The five members of the committee include: Stan Hayes, Judy Irving, Joe Luttrell, Nancy Shanahan, and Paul Webber.

The THD 2015-2016 Budget was approved.

June 9, 2015 Board of Directors Meeting

The THD Board discussed the coordination of the THD booth at the North Beach Fair. Dreamforce has approached THD for a possible presentation to discuss plans for a chartering a luxury cruise ship for their annual tech conference.

The THD Board confirmed support for the Broadway Family Housing project. THD has been invited to the opening of the new building.

July 14, 2015 Board of Directors Meeting

Stacy Kashubeck and Beth Spatz of Salesforce made a presentation to the THD Board about the Dreamforce conference and Salesforce's planned use of a large cruise liner docked at the cruise terminal as a "floating hotel" to house up to 1200 conference attendees. The board expressed concern about potentially serious sound, glare, and traffic impacts of such a use, and noted that a "floating hotel" was a de facto hotel use, not a maritime use, and thus may be in conflict with the spirit of the City's prohibition on waterfront hotels.

The THD Board discussed plans for a one-year memorial for Herb Kosovitz, the upcoming Neighborhood Block Party on September 20, 2015, and an upcoming Art & Culture event in October.

The current status of *The Semaphore* and plans for updating it were discussed.

A large number of Planning & Zoning issues were discussed and their current status updated, including 115 Telegraph Hill Blvd., Julius' Castle, 25 Alta, 10 Napier, WPA-era historic light fixtures, Rossi Market Building, 450 Green Street (Old Spaghetti Factory), and formula retail legislation. A summary was provided describing the P&Z Committee efforts to update its survey of business in the North Beach Neighborhood Commercial District.

Waterfront issues were also discussed, including the Port's upcoming process to update the Waterfront Land Use Plan, public access on Piers 27–29 at the cruise terminal, the SWL 322-1 affordable housing working group (and a draft letter laying out core design principles for the project), and TeatroZinZanni.

August 2015 - No Meeting

✂



TREASURER'S REPORT

By Joe Luttrell
THD Treasurer

As you read this, THD is about halfway through its fiscal year, which began on

April 1, 2015 and extends through March 31, 2016. The financial objective for THD, as a nonprofit, is to break even during any given year. Altogether, THD's modest budget is approximately \$30,000 per year, with revenues and expenses cancelling one another out.

So far this fiscal year we have enjoyed two unexpected donations: for film shooting on the hill; and sales at the North Beach Festival of our hoodies, t-shirts, and Myrick books, which give us some comfort that a break-even year is realistic to expect. ✂



What a great day, thanks for coming!

PHOTO BY JULIE JAYCOX

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STANDING COMMITTEES

Art & Culture: Romalyn Schmalz (Chair) Contact Romalyn at romalyn.schmalz@thd.org
 Budget: Joe Luttrell (Chair) Contact Joe at joe.luttrell@thd.org
 Membership: Tom Noyes (Chair) Contact Tom at tom.noyes@thd.org
 Neighborhood Safety: Mike Madrid (Chair) Contact Mike at mike.madrid@thd.org
 Oral History Project: TBD
 Parking/Transportation/Subway: TBD
 Parks, Trees, & Birds: Carlo Arreglo & Judy Irving (Co-Chairs)
 Contact Carlo at carlo.arreglo@thd.org, Contact Judy at judy.irving@thd.org
 Planning & Zoning: Nancy Shanahan & Mary Lipian (Co-chairs)
 Contact Nancy at nancy.shanahan@thd.org, Contact Mary at mary.lipian@thd.org
 Semaphore: Judy Irving, Andy Katz, Nancy Shanahan, Karen Cartales, contact: semaphore@thd.org
 Social & Program: Jen Haeusser (Chair) Contact Jen at jen.haeusser@thd.org
 Waterfront: Jon Golinger (Chair) Contact Jon at jon.golinger@thd.org

PLANNING & ZONING COMMITTEE MEETS last Thursdays.
 Call for time and location. 986-7070, 563-3494, or 391-5652.

LIAISONS WITH OTHER ORGANIZATIONS

Central Police District Community Advisory Board: Mike Madrid
 Coalition for San Francisco Neighborhoods: Paul Webber
 Friends of Washington Square Liaison: Marilee Gaffney
 Neighborhood Network Liaison: Gerry Crowley
 Northeast Waterfront Advisory Group Member: Jon Golinger



Are you an editor, Edditor, editor?

Perhaps a content manager, digital designer, writer or photographer? Or someone who likes organizing information and people?

Please express your interest and email semaphore@thd.org



Faye and Mike, Z. Cioccolato PHOTO BY DENNIS HEARNE



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 P.O. Box 330159 • San Francisco, CA 94133

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**WELCOMING
 NEW MEMBERS!**

There’s no better way to be connected to your neighborhood and be a voice of the hill by joining Telegraph Hill Dwellers, today.

Join at THD.org. If you’d prefer to have a brochure and sign-up form mailed to you, please leave a message at (415) 843-1011 or send an email to membership@thd.org. Already a member? Give one as a gift!

Membership includes:

- A one-year subscription to news & events via email and a quarterly paper, *The Semaphore*.
- Opportunities to be active in your community. Your passion likely aligns to one of many committees.
- Social and Art & Culture events throughout the year – attend and contribute!

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Block Party, September 20, 2015

PHOTO BY ROMALYN SCHMALTZ

THE SEMAPHORE #211 Fall 2015

FEATURES

Beat Era Treasure Finds A New Pad	1	No Contest For The Hapkido Institute	9
Block Party Highlights!	2	Block Party Pictorial	10-11
Making It Personal This Holiday Season	3	Squeezed Artists Get Synergistic with Their Spaces	12
A Survey of Changes: Business Vacancies	4	Upcoming THD Events	13
Accessory Dwelling Units In District 3	5	The Emerald Tablet	14
Herb Kosovitz: Mr. Washington Square	6	Building Backstory: 521-523 Francisco Street	15
The Wild Heart of Telegraph Hill	7	THD Goes to the Symphony	18
Citizen Spotlight: Flora Gaspar of Da Flora	9		

COLUMNS

President's Corner	2	THD BUSINESS	
Planning & Zoning Committee Report	4	THD Membership Report	18
Parks, Trees, & Birds Report	7	THD Board Motions	18
Waterfront Committee Report	8	Board of Directors	19
Social & Program Committee Report	13	THD Committees	19
Treasurer's Report	18	Become a Member.	19
		Cover:	PHOTO BY JULIE JAYCOX

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The Semaphore

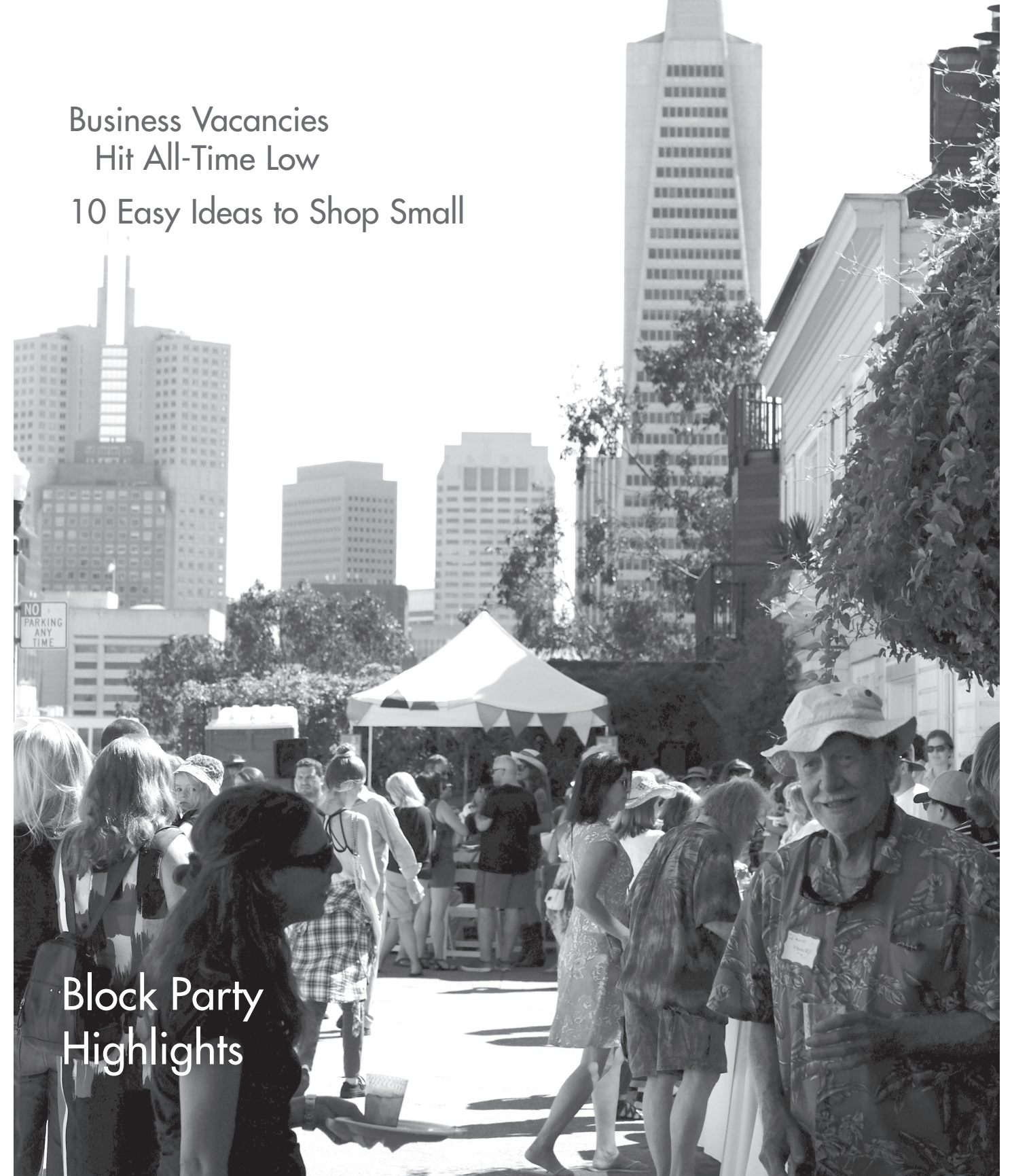
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Issue 211

Fall 2015

Business Vacancies
Hit All-Time Low

10 Easy Ideas to Shop Small



Block Party
Highlights